

61 Dudley Street Arlington, MA 02476

Environmental Design Review Set
May 8, 2024

Owner

Santini Realty
60 Dudley Street
Arlington, MA 02476
781.648.3900

Contractor

Santini, Inc.
60 Dudley Street
Arlington, MA 02476
781.648.3900

Architect

Bryan Poisson
APPROACH³
50 Pinecliff Drive
Marblehead, MA 01945
617.688.2407



VIEW FROM DUDLEY STREET



VIEW FROM DUDLEY STREET

DRAWING LIST:

Z1 ZONING INFORMATION

- A1.0 PROPOSED BASEMENT PLAN
- A1.1 PROPOSED FIRST FLOOR PLAN
- A1.2 PROPOSED SECOND FLOOR PLAN
- A1.3 PROPOSED ATTIC FLOOR PLAN
- A1.4 PROPOSED ROOF / SOLAR PLAN

AD1.1 EXISTING EXTERIOR ELEVATIONS

- A2.1 PROPOSED FRONT ELEVATION
- A2.2 PROPOSED RIGHT SIDE ELEVATION
- A2.3 PROPOSED REAR ELEVATION
- A2.4 PROPOSED LEFT SIDE ELEVATION



VIEW FROM WEST ON DUDLEY STREET



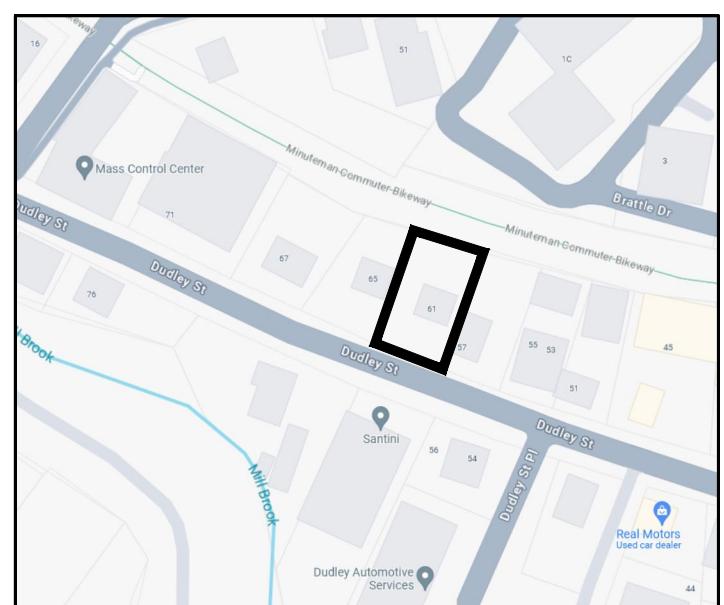
VIEW FROM EAST ON DUDLEY STREET



VIEW FROM MINUTEMAN BIKEWAY



VIEW FROM MINUTEMAN BIKEWAY



VIEW FROM EAST ON MINUTEMAN BIKEWAY



VIEW FROM WEST ON MINUTEMAN BIKEWAY

Zoning Constraints Summary

	REQUIREMENT	EXISTING	PROPOSED	CONFORMING	EXISTING NONCONFORMING	DIFFERENCE	FINDING
LOT AREA (MIN)	-	6,210 SF	6,210 SF	X		-	N/A
LOT FRONTAGE (MIN)	-	60.0 FT	60.0 FT	X		-	N/A
FRONT YARD SETBACK (MIN)	10.0 FT	33.9 FT	28.9 FT	X		18.9 FT	COMPLIES
RIGHT SIDE YARD SETBACK (MIN)	10.0 FT	7.6 FT	7.5 FT		X	-2.5 FT	INCREASE
LEFT SIDE YARD SETBACK (MIN)	10.0 FT	23.9 FT	10.4 FT	X		0.4 FT	COMPLIES
REAR YARD SETBACK (MIN)	10.0 FT	44.9 FT	24.3 FT	X		14.3 FT	COMPLIES
BUILDING HEIGHT (MAX)	39.0 FT	27.4 FT	37.8 FT	X		-1.2 FT	COMPLIES
BUILDING STORIES (MAX)	3.0	1.5	2.5	X		-	COMPLIES
LOT COVERAGE (MAX)	-	11%	30%	X		-	N/A
LANDSCAPED OPEN SPACE (MIN %)	-	414.2%	57.4%			-	N/A
USABLE OPEN SPACE (MIN %)	-	342.9%	25.7%			-	N/A
GROSS FLOOR AREA	-	1,194 SF	5,748 SF			-	-
FLOOR AREA RATIO (MAX)	3.0	0.2	0.9	X		2.1	COMPLIES
ADDITION OUTSIDE FOUNDATION	-	-	-			-	N/A
PARKING SPACES	2	1	2	X		-	COMPLIES
PARKING LOCATION (FRONT YARD)	-	-	-			-	N/A

Zoning Relief Required

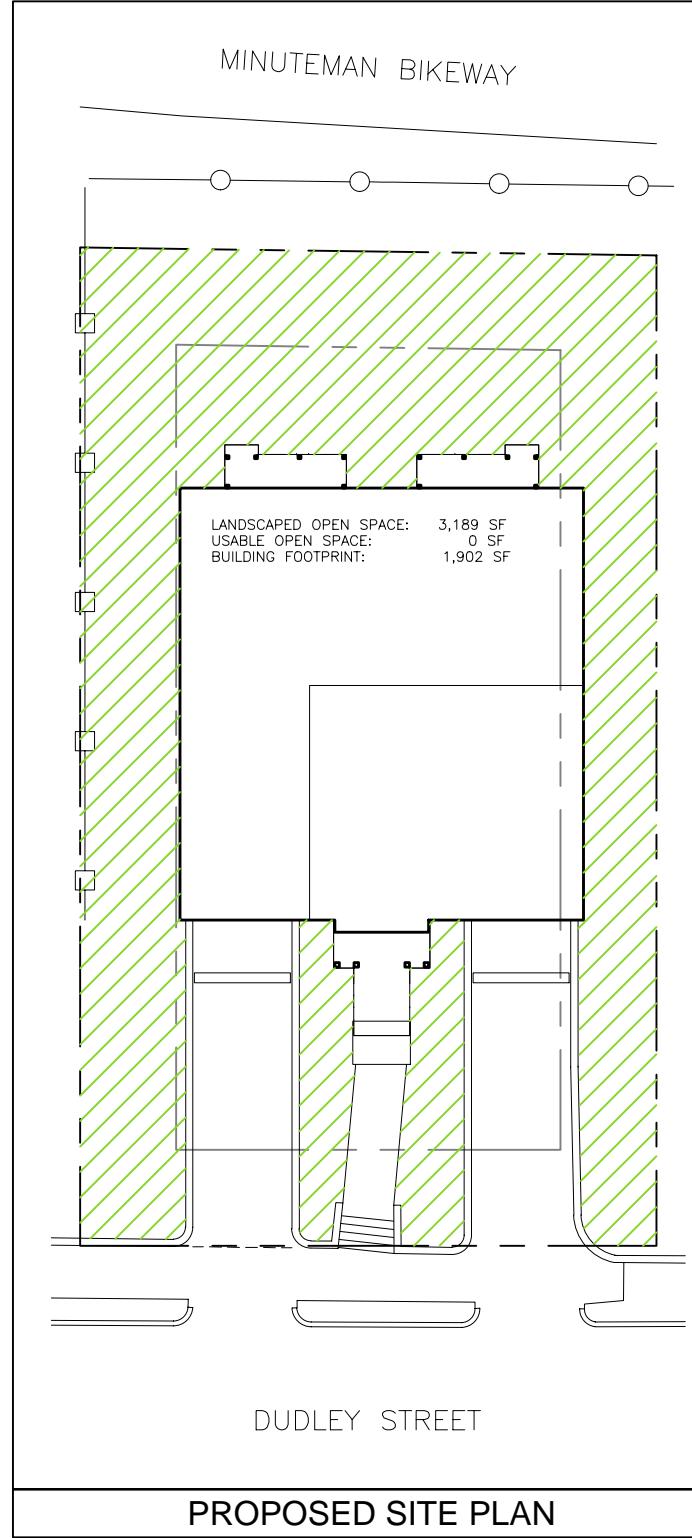
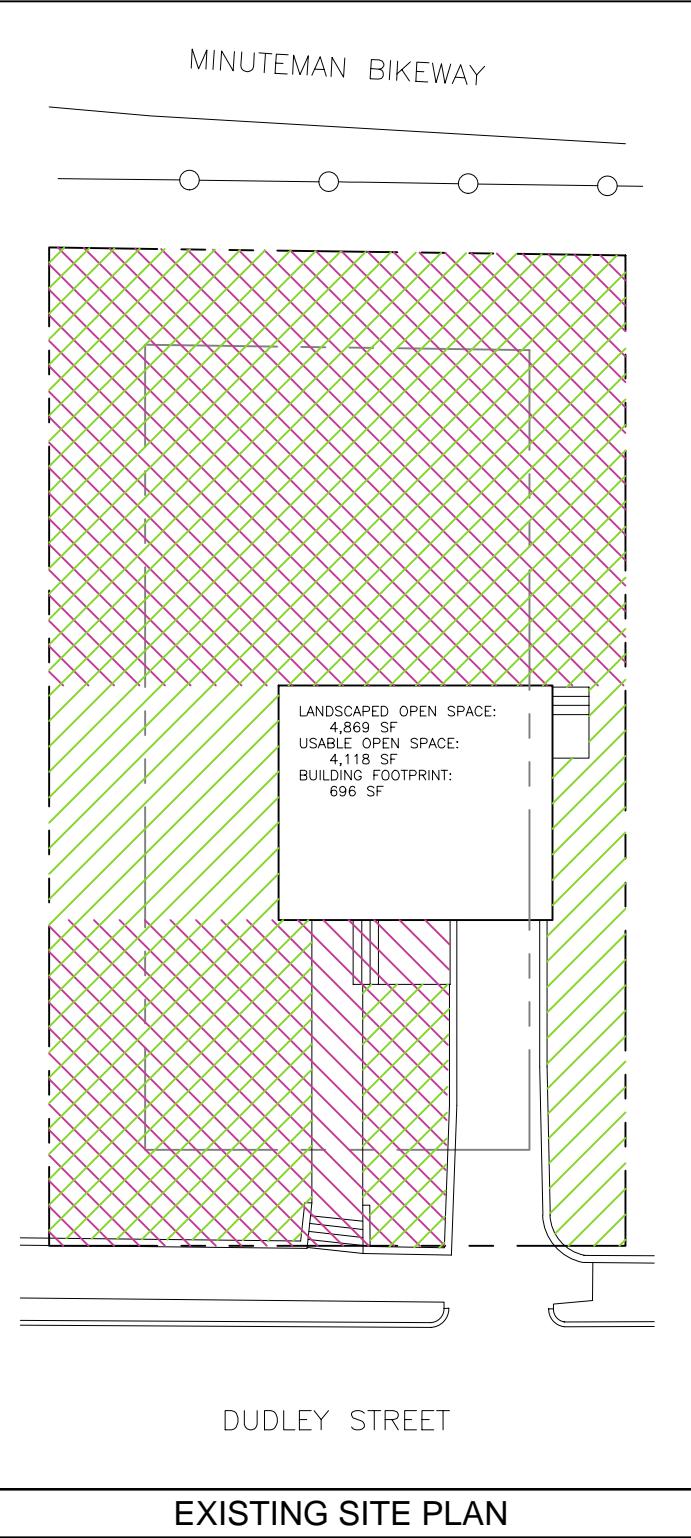
	CITATION	DESCRIPTION
EXTEND NONCONFORMING USE	§ 8.1.1.A	PRE-EXISTING NONCONFORMING STRUCTURES OR USES MAY BE EXTENDED OR ALTERED, PROVIDED, THAT NO SUCH EXTENSION OR ALTERATION SHALL BE PERMITTED UNLESS THERE IS A FINDING BY THE BOARD OF APPEALS THAT SUCH CHANGE, EXTENSION OR ALTERATION SHALL NOT BE SUBSTANTIALLY MORE DETRIMENTAL THAN THE EXISTING NONCONFORMING STRUCTURE OR USE TO THE NEIGHBORHOOD.
CHANGE NONCONFORMING USE	§ 8.1.1.B	ANY NONCONFORMING USE OF [A] STRUCTURE MAY BE CHANGED TO ANOTHER NONCONFORMING USE BY SPECIAL PERMIT PROVIDED THE BOARD OF APPEALS FINDS THAT THE NEW USE IS NOT A SUBSTANTIALLY DIFFERENT USE AND NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD THAN THE EXISTING USE.
EXTEND NONCONFORMING BUILDING	§ 8.1.3.B	NO ALTERATION, RECONSTRUCTION, EXTENSION, OR STRUCTURAL CHANGE TO A SINGLE OR TWO-FAMILY RESIDENTIAL STRUCTURE THAT INCREASES THE NONCONFORMING NATURE OF SAID STRUCTURE SHALL BE PERMITTED UNLESS THERE IS A FINDING BY THE BOARD OF APPEALS THAT THE PROPOSED ALTERATION, RECONSTRUCTION, EXTENSION, OR STRUCTURAL CHANGE WILL NOT BE SUBSTANTIALLY MORE DETRIMENTAL TO THE NEIGHBORHOOD.
DRIVeway LOCATION	§ 6.1.10.F(1)	NO PARKING SHALL BE PERMITTED IN THE FRONT YARD NOR SHALL ANY DRIVEWAYS DIRECTLY IN FRONT OF A STRUCTURE BE PERMITTED WITHOUT A FINDING BY THE BOARD OF APPEALS OR THE REDEVELOPMENT BOARD, AS APPLICABLE, THAT THE PARKING OR DRIVEWAY IS NECESSARY AND CONVENIENT TO THE PUBLIC INTEREST.

Development Standards in Industrial Districts

	CITATION	DESCRIPTION
RENEWABLE ENERGY SYSTEMS	§ 5.6.2.D(1)	PROPOSED RESIDENTIAL PROJECT DOES NOT MEET ANY OF THE REQUIREMENTS FOR COMPLIANCE UNDER BULLET POINTS 2 AND 3. COMPLIANCE IS LIMITED TO NEW COMMERCIAL AND MIXED-USE BUILDINGS SUBJECT TO ENVIRONMENTAL DESIGN REVIEW, COMMERCIAL BUILDINGS NOT SUBJECT TO ENVIRONMENTAL REVIEW, AND ADDITIONS NOT SUBJECT TO ENVIRONMENTAL DESIGN REVIEW.
YARDS	§ 5.6.2.D(2)	THE EXISTING PRINCIPAL FAÇADE IS 33.9 FT FROM THE FRONT LOT LINE. A NEW FRONT PORCH WILL REDUCE THE SETBACK TO 28.9 FT. THE ADJACENT HOUSE TO THE LEFT HAS A SIMILAR SETBACK. STORMWATER MANAGEMENT WILL BE REVIEWED WITH THE CONSERVATION COMMISSION. FENCES WITHIN THE YARD SETBACK ABUTTING THE MINUTEMAN BIKEWAY WILL BE LIMITED TO 4 FT.
TRANSPARENCY AND ACCESS	§ 5.6.2.D(3)	THE REQUIREMENTS OF THIS SECTION WITH REGARDS TO THE TRANSPARENCY OF THE GROUND FLOOR PRINCIPAL FAÇADE VISIBLE FROM THE PUBLIC RIGHT OF WAY ARE IMPRACTICAL FOR A RESIDENTIAL BUILDING. THE PRIMARY ENTRANCE WILL FACE THE PUBLIC RIGHT OF WAY. HOWEVER, THE ENTRANCE WILL NOT BE ACCESSIBLE DUE TO THE TOPOGRAPHY AND THE BUILDING BEING EXEMPT FROM STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS.
LIGHTING	§ 5.6.2.D(4)	ALL BUILDING LIGHTING SHALL BE DOWNCAST. SITE LIGHTING WILL BE LIMITED TO THE AREAS OF THE FRONT AND REAR ENTRANCES AND THE DRIVEWAYS.
PEDESTRIAN AMENITIES	§ 5.6.2.D(5)	A PUBLIC SHADE TREE WILL BE PROVIDED BETWEEN THE TWO EXISTING PUBLIC SHADE TREES. THE FRONT YARD IS LANDSCAPED IN PLACE OF PLTER BOXES. TWO (2) BENCHES WILL BE PROVIDED ALONG THE MINUTEMAN BIKEWAY.
EROSION AND SEDIMENTATION	§ 5.6.2.D(6)	A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE APPROVED BY THE CONSERVATION COMMISSION AND IMPLEMENTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
EXCEPTIONS TO MAXIMUM HEIGHT	§ 5.6.2.D(7)	THIS PROJECT IS NOT SEEKING TO EXTEND THE MAXIMUM HEIGHT BEYOND 39 FT.

Site Development Standards

	CITATION	DESCRIPTION
OFF-STREET PARKING	§ 6.1.1-11	ONE (1) PARKING SPACE PER DWELLING. NO LOADING REQUIRED FOR RESIDENTIAL. NO REDUCTION IN PARKING REQUESTED. DRIVEWAY IN FRONT OF BUILDING LEADING TO INTERIOR PARKING REQUIRES APPROVAL OF REDEVELOPMENT BOARD. INTERIOR PARKING ARE WILL HAVE PERMANENT SURFACE. DRIVEWAYS SHALL BE OF A PERVIOUS MATERIAL.
BICYCLE PARKING	§ 6.1.12.D	NO MINIMUM NUMBER OF BICYCLE SPACES REQUIRED.
SIGNS	§ 6.2.1.E	ONLY EXEMPT SIGNS (BUILDING NUMBERS) ARE TO BE PROVIDED.
PUBLIC SHADE TREES	§ 6.3	PUBLIC SHADE TREE TO BE PROVIDED AS DETAILED ABOVE.
SOLAR ENERGY SYSTEMS	§ 6.4	A SOLAR ENERGY SYSTEM THAT IS EQUIVALENT TO AT LEAST FIFTY PERCENT OF THE ROOF AREA OF THE BUILDING IS TO BE PROVIDED. THE ACHIEVABLE PERCENTAGE IS 46.4%.
AFFORDABLE HOUSING	§ 8.2	NOT APPLICABLE TO PROJECTS WITH FEWER THAN SIX DWELLING UNITS.



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Date: 08.M.Y.24
File No. 2401
Architect: CMK
Revisions:

Client: Santini Realty Trust
61 Dudley Street
Arlington, MA 02476

Drawing: Zoning Information

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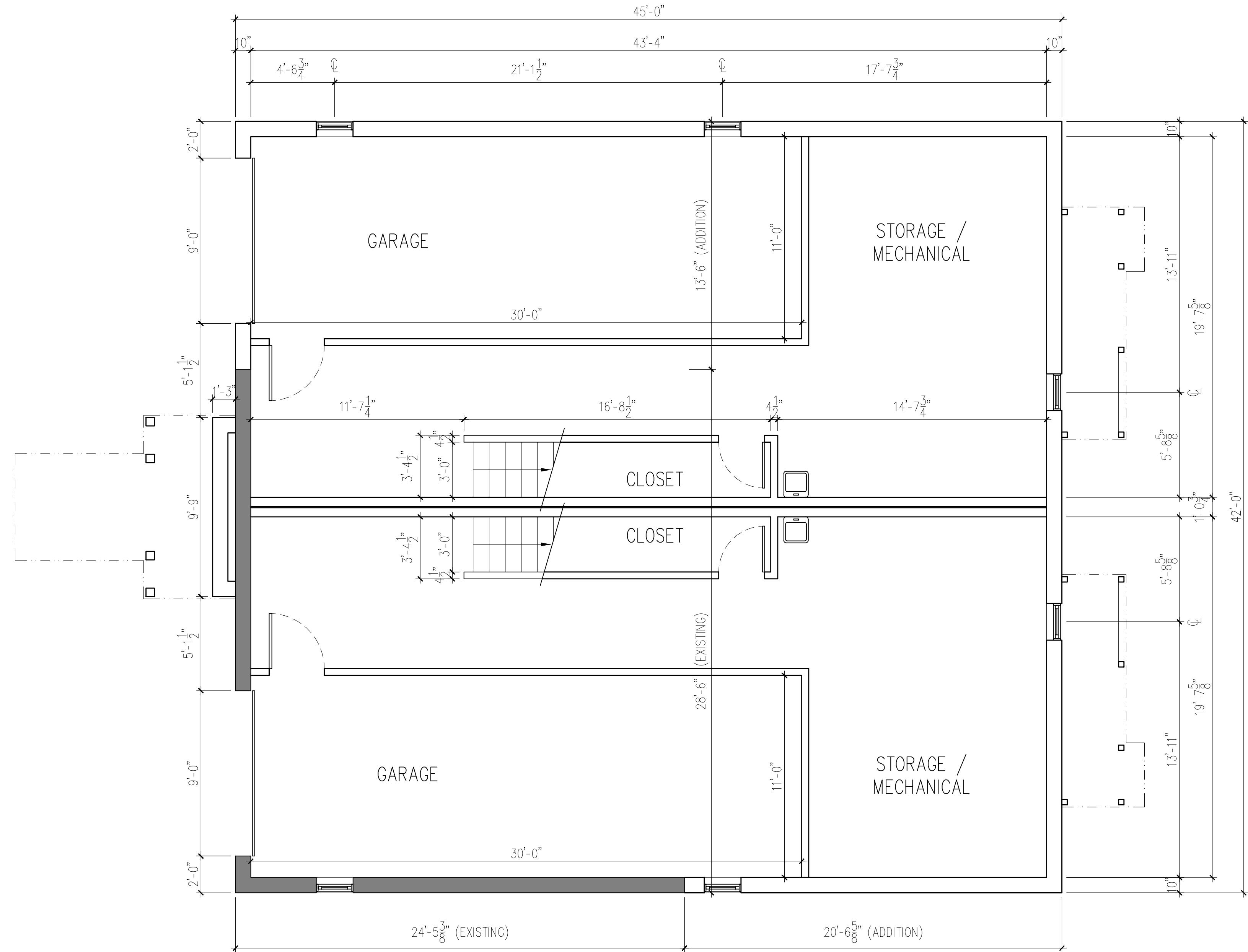
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61 Dudley Street
Arlington, MA 02476

Drawing: Basement Construction Plan

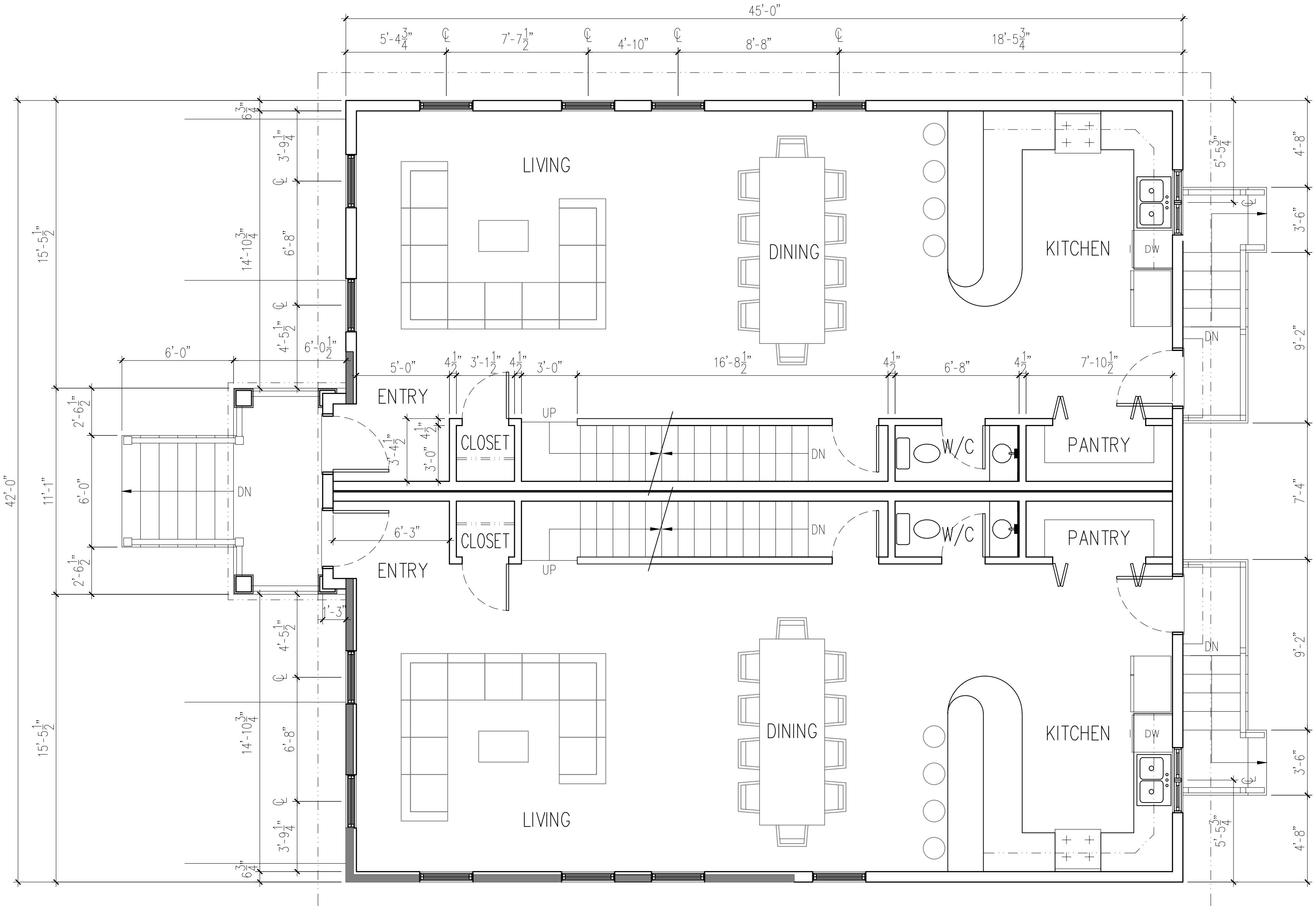
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Al.0



1 Proposed Basement Floor Plan
A1.0 SCALE: 1/4" = 1'-0"

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1 Proposed First Floor Plan
A1.1 SCALE: 1/4" = 1'-0"

A1.1

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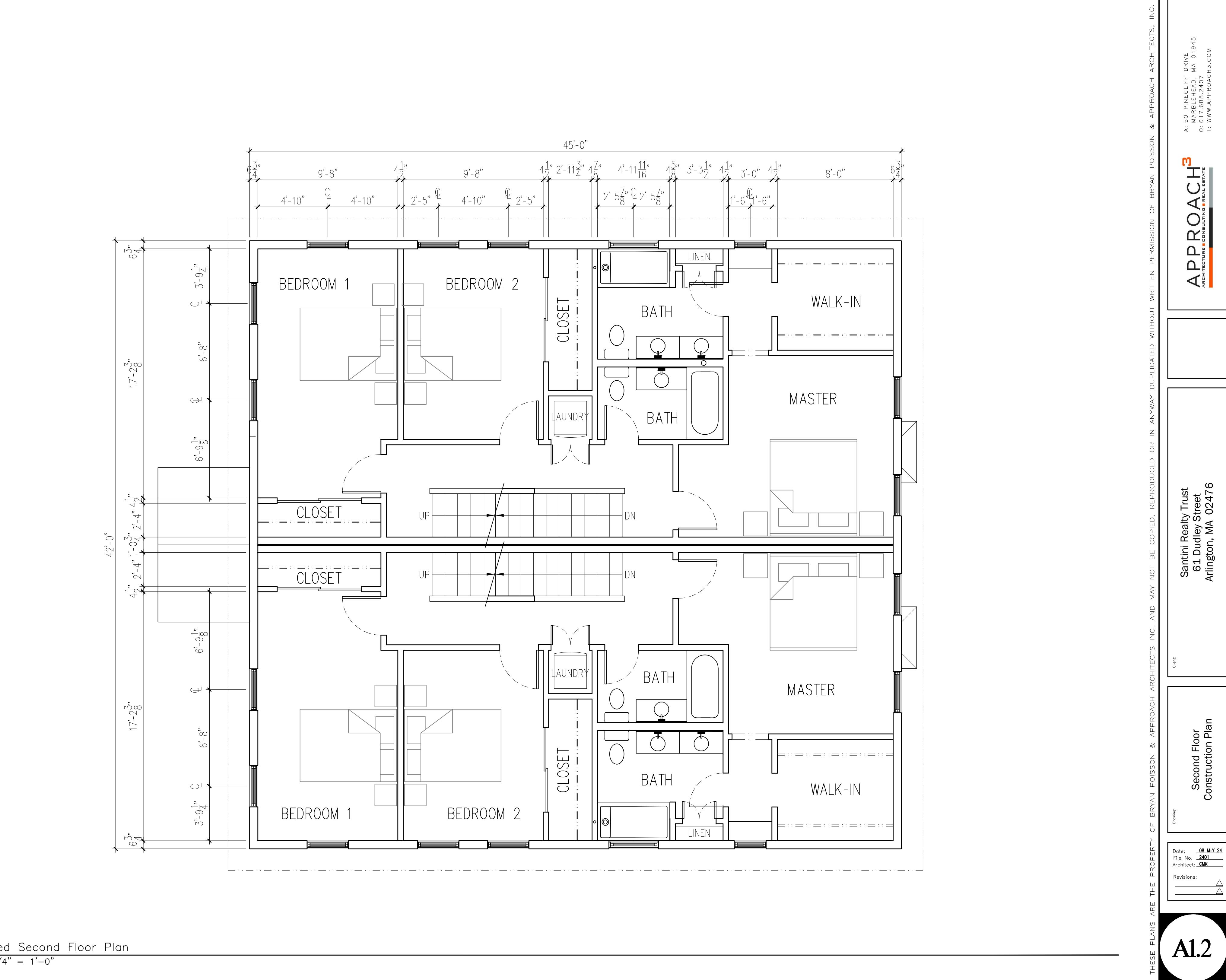
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Drawing: First Floor Construction Plan
Client:

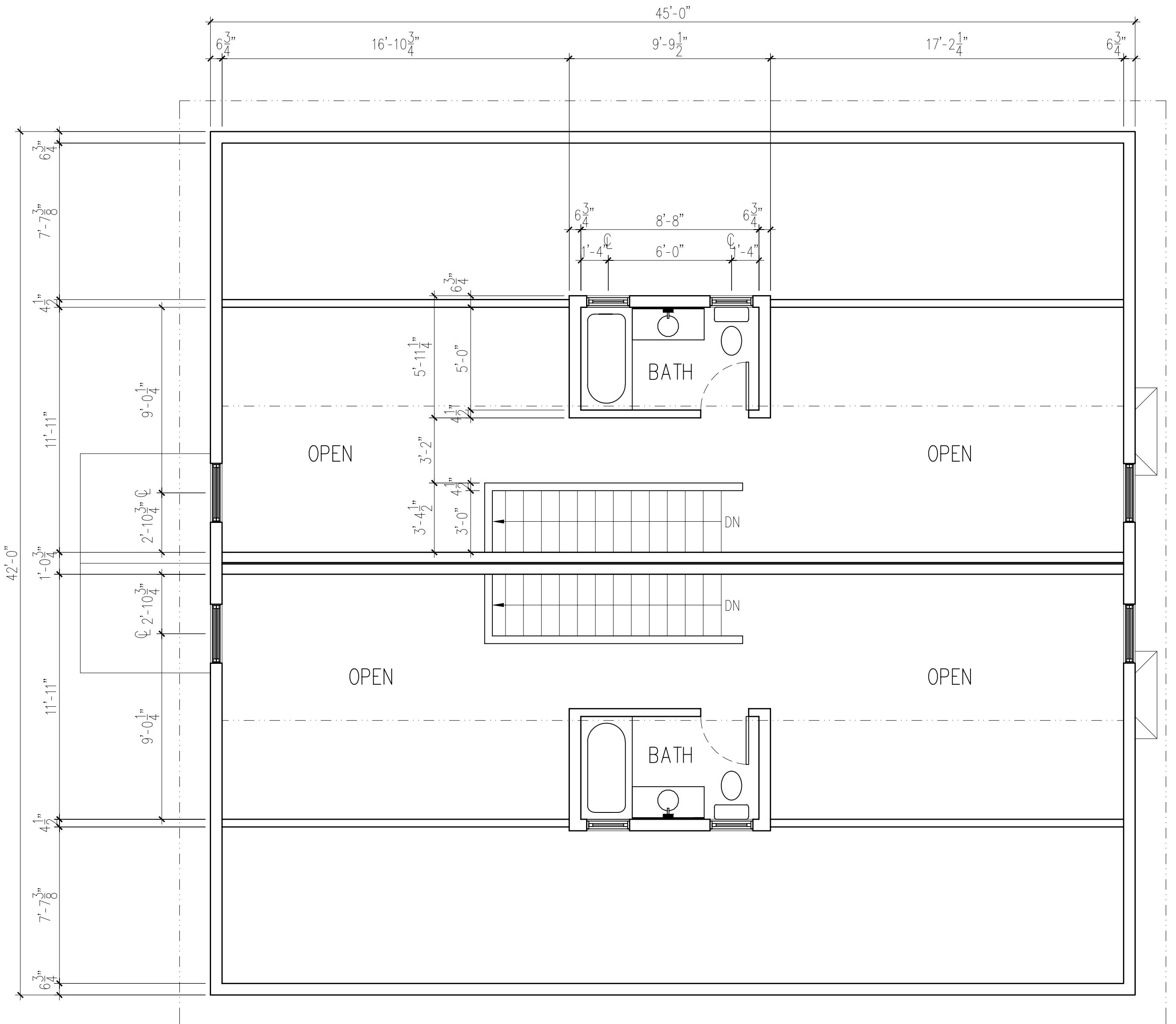
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Drawing: Attic Floor Construction Plan

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Architect: CMK
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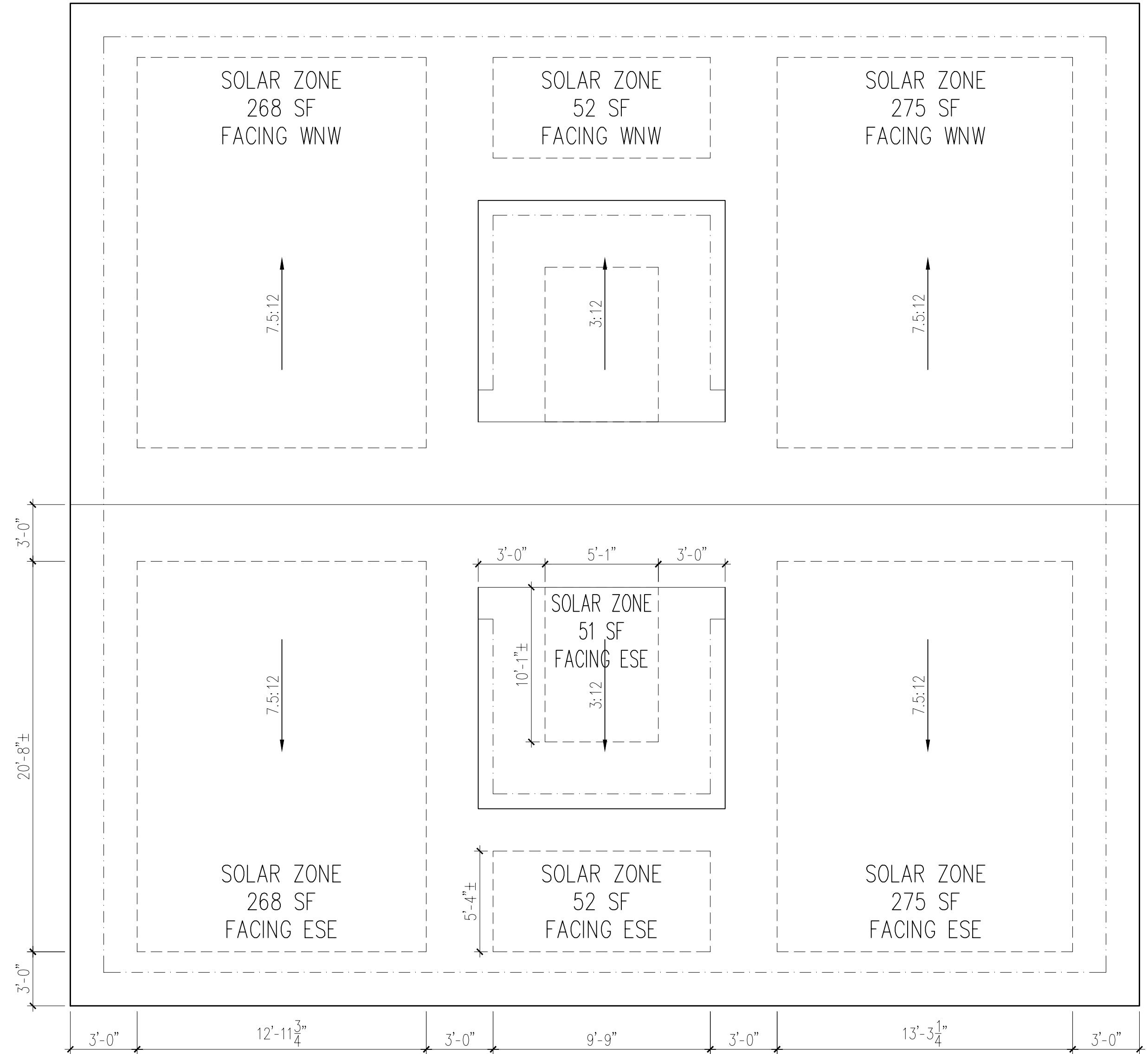
1 Proposed Attic Floor Plan
A1.3 SCALE: 1/4" = 1'-0"

Al.3

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Arlington, MA 02476

Drawing
Roof Construction
and Solar Plan

Date: 08.M.Y.24
File No. 2401
Architect: CMK
Revisions:



1 Proposed Roof Plan with Solar Zones
A1.4 SCALE: 1/4" = 1'-0"



1 Existing Front Elevation
-D2.1

SCALE: 1/4" = 1'-0"



2 Existing Right Side Elevation
-D2.1

SCALE: 1/4" = 1'-0"



3 Existing Rear Elevation
-D2.1

SCALE: 1/4" = 1'-0"



4 Existing Left Side Elevation
-D2.1

SCALE: 1/4" = 1'-0"

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Arlington, MA 02476

Drawing: Existing Exterior Elevations
Client:

Date: 08.M.Y.24
File No. 2401
Architect: CMK
Revisions:
D>>

AD2.1

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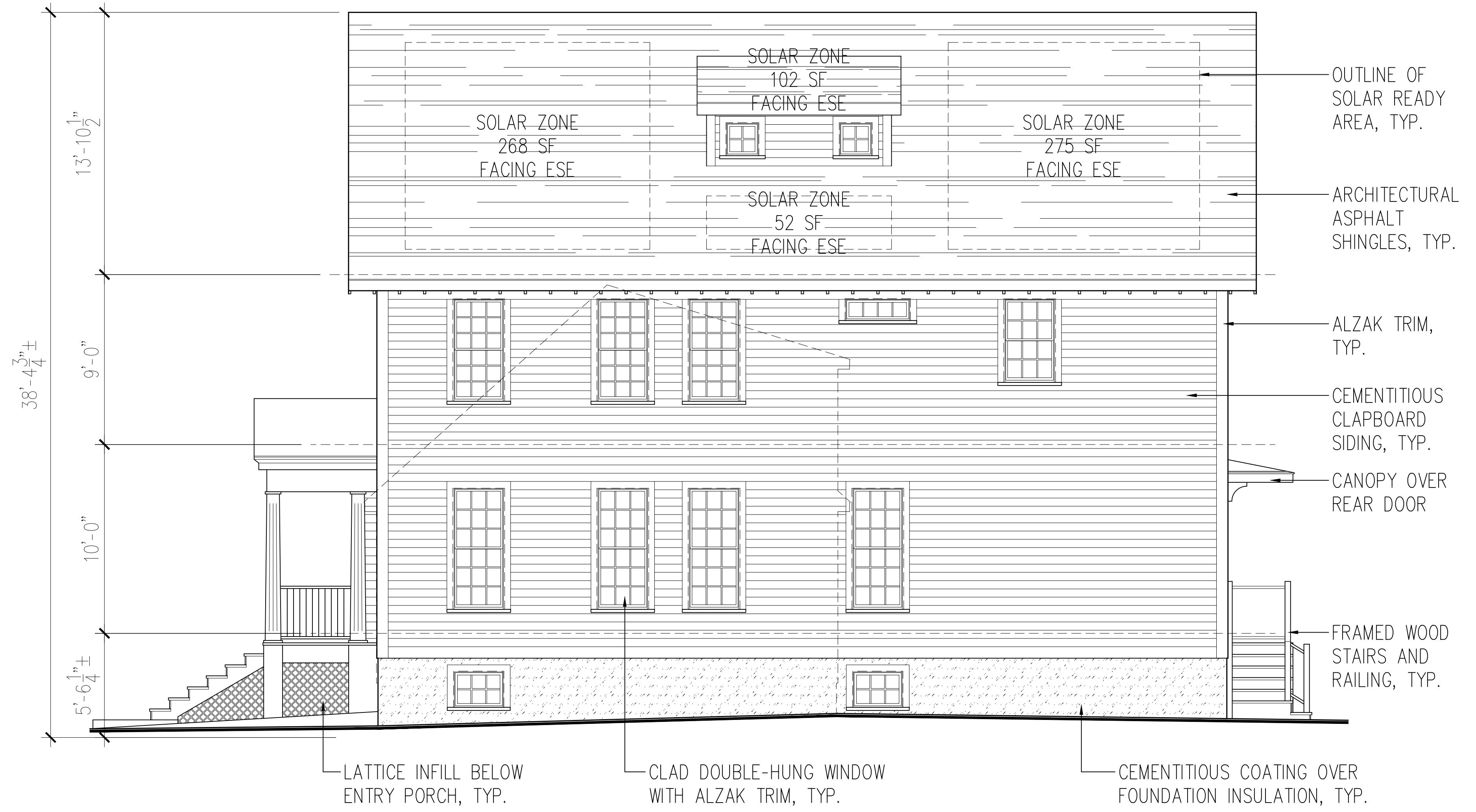
Drawing: Proposed Front Exterior Elevation
Client:

Date: 08 MAY 24
File No. 2401
Architect: CMK
Revisions:

A2.1



1 Proposed Front (Street) Elevation
A2.1 SCALE: 1/4" = 1'-0"



1 Proposed Right Side Elevation
A2.2
SCALE: 1/4" = 1'-0"

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61 Dudley Street
Arlington, MA 02476

Proposed Right Side
Exterior Elevation

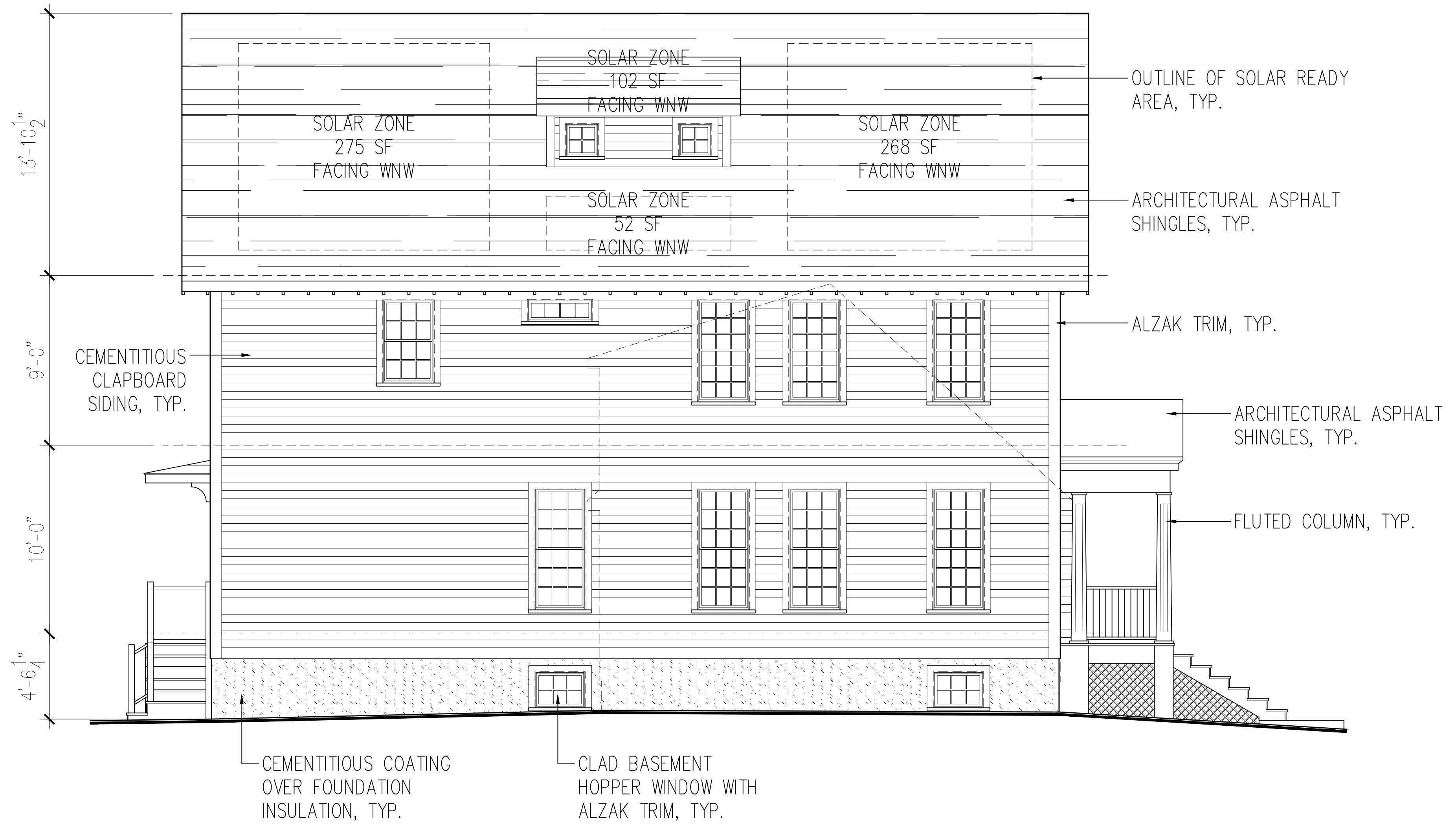
Date: 08 MAY 24
File No. 2401
Architect: CMK
Revisions:

A2.2



1 Proposed Rear Elevation
A2.3 SCALE: 1/4" = 1'-0"

A2.3



1 Proposed Left Side Elevation
A2.4 SCALE: 1/4" = 1'-0"